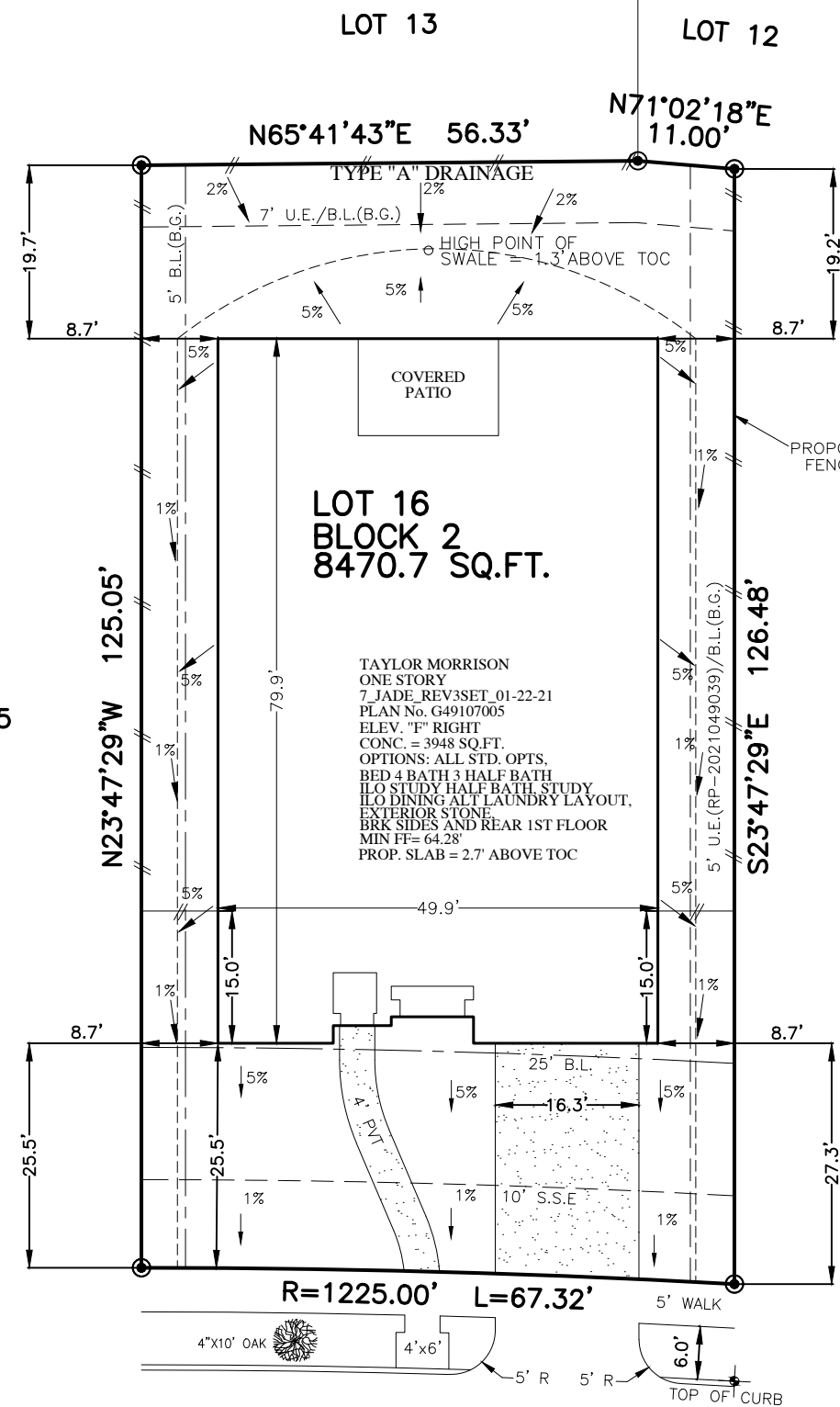




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	S.T.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	⊞ TELEPHONE PEDESTAL
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊞ GAS METER
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	⊞ CABLE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	○ WATER VALVE	⊞ WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	⊞ FIRE HYDRANT	⊞ MANHOLE & INLET
	PROP. PROPOSED	P.V.T. PRIVATE	⊞ MONUMENT	⊞ INLET
	C.M. CONTROL MONUMENT	F.N.D. FOUND	⊞ IRON PIPE	⊞ VAULT
			⊞ POWER POLE	



TOTAL LOT	8470.7	SQ. FT.
HOUSE SLAB	3948	SQ. FT.
BUILDING COVERAGE	46.61%	
IMPERVIOUS COVERAGE	53.27%	
FRONT SOD	197	SQ. YD.
REAR SOD	274	SQ. YD.
TOTAL SOD	471	SQ. YD.
FRONT FENCE	17.4	LIN. FT.
LEFT FENCE	84.6	LIN. FT.
RIGHT FENCE	84.2	LIN. FT.
REAR FENCE	67.3	LIN. FT.
TOTAL FENCE	253.5	LIN. FT.
TOTAL FLATWORK	1051	SQ. FT.
DRIVEWAY	431	SQ. FT.
PRIVATE WALK	117	SQ. FT.
APPROACH	200	SQ. FT.
PUBLIC WALK	287	SQ. FT.
A/C PAD	16	SQ. FT.

FLOOR AREA RATIO (FAR)	0.35
FOOTPRINT	3948 SQ. FT.
TOTAL LOT	8470.7 SQ. FT.
LOT COVERAGE	46.61%
IMPERMEABLE LOT COV.	53.27%

4614
ELAN BEND COURT (PVT.)
(50' P.A.E./P.U.E.)
PLOT PLAN
 SCALE: 1" = 20'

NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WSD'S) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
 4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.
 5. LANDSCAPING COMPLIES WITH CITY OF SUGARLAND REQUIREMENTS OF 1 TREE FOR EVERY 50' OF LOT WIDTH IN FRONT YARD.
 6. POST IN HOLE FENCE INSTALLATION.
 7. FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 1.5' ABOVE BFE, 1' ABOVE TOP OF CURB AND 1.5' ABOVE NATURAL GROUND OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER PER RECORDED PLAT.

FOR: TAYLOR MORRISON HOMES
 ADDRESS: 4614 ELAN BEND COURT
 ALLPOINTS JOB#: TM260281 BY: JDL
 G.F.:
 JOB:

LOT 16, BLOCK 2,
HAGERSON ROAD TRACT, SECTION 2,
PLAT. NO. 20200246, PLAT RECORDS.
FORD BEND COUNTY, TEXAS

taylor
 morrison

 Darling
 HOMES

FLOOD ZONE: X SHADED
 COMMUNITY PANEL:
 48157CO290L
 EFFECTIVE DATE: 4/2/2014
 LOMR: _____ DATE: _____